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December 12, 2008

City of Las Vegas Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: SDR-24986 – Review of Condition #6 & Request Change of Material at Building Elevations

To whom it may concern,

This letter is being submitted to request the removal of Condition #6 on SDR-24986 that states, "Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology)." Along with the removal of this condition we are asking that staff and council approve our request for a change of material at the buildings South, West and North elevations.

The original planning submittal calls for a "Mesh Screen" (similar to that of a fabric solar sunscreen) to be installed over the existing windows at the 2nd and 3rd floors at the South, West and North building elevations. A mock up of this mesh screen was installed roughly 6 months ago and has been on the building since then. During this time the mesh screen has weather dramatically making the screen look very old and dingy. After discussions with the Architect and Owner regarding our concerns for using this material, we have come up with an alternative.

We are proposing to use an engineered architectural painted metal wall system in lieu of the mesh screen (see attached photos). This metal wall system would cover all of the existing buildings glazing at the South, West and North elevations. It will be the same metal system that is specified for the three (3) canopies around the building. This proposed product has a 20-year warranty and gives the building more of a "high end" look...more so than what the original fabric mesh screen did. We are asking that staff recommend approval of this material change and also grant removal of condition #6 so that this wall system may be installed over all existing building glazing.

I trust this information will be useful. Please feel free to contact me if you have any questions.

Sincerely,



Shawn Mitchell

ROC-32634
01-21-09 CC

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